

To the Hearing Examiner of the proposed Wintergreen development:

I am a resident of the Stonecress neighborhood adjacent to the proposed Wintergreen development. At no point have I been opposed to the residential development of the former Visconsi property. I am as much in favor of affordable housing as anyone on Bainbridge Island, but I have concerns about the Wintergreen proposal. These have primarily to do with the density of the project as currently described.

My first concern has to do with parking. I live on Daylily Lane, a narrow one-way lane from which residents need to turn into their garage. It is very difficult to execute a 90 degree turn into a garage from a narrow lane. Fortunately most residents on Daylily lane have a parking pad between the lane and the garage, otherwise it wouldn't be possible to enter the garage.

We also exclude pick-up trucks from the development because they seldom fit into our garages and extend out into our narrow streets. This has caused problems for new residents who have pick-up trucks. Problems with oversized vehicles is perhaps the most serious issue we have, since so many prospective residents have pick-ups. Banning such vehicles should be indicated in the Wintergreen declaration.

Another potential issue for the Wintergreen development is that many residents will have two cars. Units with garages will accommodate single cars, but not two. If I read correctly, outside parking spaces will not be numbered. Thus residents will find it difficult to accommodate extra vehicles that will need parking. It is difficult for us at Stonecress to regulate parking even with numbered parking spots. This will be a nightmare for residents at Wintergreen. It would be a mistake to ignore this issue.

Issues regarding parking are an indication that the density of the development is excessive. All along the developer has refused to budge on this issue, but it should be addressed.

Another potential issue has to do with rentals. A number of the unrestricted units will be purchased for rental purposes. The declaration should not allow for short-term, B and B type rentals and there should be a limit placed on the percentage of long term rentals allowed. Excessive rentals decrease the value of the units and put a strain on the Homeowners' Association to enforce the development's Rules and Regulations.

Another concern I have has to do with the question, Where will the children play? The Design Review Board had gave misgivings about the Wintergreen development vis-vis the Design for Bainbridge guidelines with regard to quality of life and safety standards. The development is cut in half by Wintergreen Lane, a thoroughfare that will carry big trucks to and from ProBuild and ambulances coming the Virginia Mason. Children need room to roam and play but this road with its busy traffic puts them at risk. The responsibility cannot rest with the children and their parents alone. The common spaces outlined in the proposal are simply inadequate to the need.

Aside from my issues about the density of the project, I have concerns about the traffic the development will generate. The intersection of High School Road and Wintergreen Lane on the one side and Ace Hardware/McDonalds on the other side is askew and there is insufficient passive traffic control to avoid problems with turning one way or the other. Moreover, with families moving into the Wintergreen development there will be increased foot and bicycle traffic competing with vehicles at this intersection. There are three crosswalks on High School Road between #305 and Madison Ave., in addition to curbing that calms traffic in that stretch of High School Road. It would be a mistake to ignore potential problems on High School Road between #305 and Ferncliff. As it is, vehicles exceed the speed limit along this stretch of High School Road and there is significant back up of traffic there as ferries let off vehicles coming

from Seattle. Crosswalks and traffic calming features are needed on this stretch of High School Road as well.

Yours,
Barry Andrews
Bainbridge Island resident